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Plot 3 Three Ashes  
St Owen's Cross, Hereford HR2 8LX



STEVE GOOCH  
ESTATE AGENTS | EST 1985

# Guide Price £275,000

A GOOD SIZED RESIDENTIAL BUILDING PLOT with DETAILED PLANNING PASSED for a FOUR BEDROOM DETACHED HOUSE with DOUBLE GARAGE. The plot is PARTIALLY BUILT. The plot has FAR REACHING VIEWS OVER SURROUNDING FIELDS AND FARMLAND and is a VERY GOOD SIZE.

Beautifully situated on the edge of the small rural hamlet of Three Ashes, which itself lies in open countryside in South Herefordshire. Local village services are available within easy reach at Broad Oak and St Weonards with more extensive facilities at the market towns of Ross-on-Wye, Abergavenny and Monmouth to the South and the cathedral city of Hereford to the North.



## PLOT DETAILS

A residential building plot with detailed planning passed for a four bedroom detached house with double garage. The garage is partially built, with works completed and signed off as follows:

- 1 - retaining side walls and rear landscaping and terraced gardens complete;
- 2 - private treatment plant and soakaway, drainage installed;
- 3 - concrete foundations installed;
- 4 - water pipe feed into the utility room;
- 5 - electricity paid for and feed to the building;
- 6 - BT fibre broadband ducted from joint cabling to the building;
- 7 - building regulation paid for (Cooke and Brown);
- 8 - six years structural warranty already approved with local RICS Surveyor;
- 9 - extended driveway, parking for additional six parking places already dug out and stoned up in front of the house;

## AGENT'S NOTE

Outline planning consent was granted for the whole site in April 2015 for the erection of five dwellings, with the reserved matters being approved in June 2019. Further amendments to the plans were approved in June 2023. Details are available on the Herefordshire Council website. The original outline planning application reference is 180432. The Reserved Matters application reference is

190812. Amended application reference is 231091. To view the planning application use P231091/F. For any further information, please contact the office.

## SERVICES

It is understood that mains water and electricity are available. Private drainage system is already in. Heating to be determined by the in-going purchaser.

## MOBILE PHONE COVERAGE / BROADBAND AVAILABILITY

It is down to each individual purchaser to make their own enquiries. However, we have provided a useful link via Rightmove and Zoopla to assist you with the latest information. In Rightmove, this information can be found under the brochures section, see "Property and Area Information" link. In Zoopla, this information can be found via the Additional Links section, see "Property and Area Information" link.

## WATER RATES

Welsh Water - to be confirmed.

## LOCAL AUTHORITY

Council Tax Band: TBC  
Herefordshire Council, Plough Lane, Hereford, HR4 0LE.

## TENURE

Freehold.

## VIEWING

Strictly through the Owners Selling Agent, Steve Gooch, who will be delighted to escort interested applicants to view if required. Office Opening Hours 8.30am - 7.00pm Monday to Friday, 9.00am - 5.30pm Saturday.

## DIRECTIONS

Proceed out of Ross-on-Wye on the Wilton roundabout on the A49 to Hereford. Continue along this road, through Peterstow and Winters Cross. Turn left onto the B4521 signposted Abergavenny. Continue to the cross roads, proceed straight over in the direction of Abergavenny. The site will then be located on the left hand side after approximately two miles, as indicated by our 'For Sale' board.

## PROPERTY SURVEYS

Qualified Chartered Surveyors (with over 20 years experience) available to undertake surveys (to include Mortgage Surveys/RICS Housebuyers Reports/Full Structural Surveys).

## AWAITING VENDOR APPROVAL

These details are yet to be approved by the vendor. Please contact the office for verified details.